

## **Frequently Asked Questions About the Proposed Douglas Park Project**

### ***What is a Development Agreement?***

Development Agreements are regulated by the provisions of Article 2.5 of Chapter 4 of Division 1 of Title 7 (commencing with Section 65864) of the California Government Code, and by Chapter 21.29 of the Long Beach Municipal Code.

A Development Agreement is a unique tool that is extremely useful for large projects that will be built out, or phased, over many years. The lack of certainty in the approval of large scale phased projects often discourage investment in and commitment to comprehensive planning efforts by a developer. A Development Agreement provides the developer with a level of certainty about the land use requirements being imposed by a municipality, and it provides a city with the opportunity to undertake a comprehensive planning effort and to advance its local planning policies. Development Agreements have three defining characteristics:

- They allow greater latitude than other methods of approval to advance local land use policies in sometimes new and creative ways;
- They allow public agencies greater flexibility in imposing conditions and requirements on proposed projects; and,
- They afford project proponents or developers greater assurances that once approved, a project can be built without concern that future regulatory standards will materially affect later phases of development.

Because a Development Agreement is not subject to the traditional restriction that there must be a connection between a project impact and an exaction imposed by a municipality, these agreements allow municipalities to condition a project's entitlements on benefits and exactions that it might not otherwise legally require. A Development Agreement also can provide greater latitude to incorporate land use concepts and components that are tailored specifically to address a particular community concern.

### ***How is a Development Agreement different from a "DDA"?***

Unlike a Development Agreement which is guided by the California Government Code, the provisions of the California Health and Safety Code, which also authorizes the powers of a redevelopment agency, guide a Disposition and Development Agreement.

A Disposition and Development Agreement (DDA) is typically utilized by a city or redevelopment agency for a specific project that will be built out in a single phase. A redevelopment agency is allowed to enter into a DDA so long as the

proposed project is within a redevelopment project area. If a developer is proposing a large scale, multi-phased project outside of a redevelopment area, a DDA is not applicable.

### ***Where is Douglas Park?***

Douglas Park is the name of the new mixed-use residential and commercial project being planned by Boeing Realty Corporation for a 261-acre site immediately north of the Long Beach Municipal Airport. Formerly the City of Boeing's (a.k.a. McDonnell Douglas') C-1 aircraft manufacturing plant, the site is located on the southwest corner of Lakewood Boulevard and Carson Street. The project was previously named PacifiCenter, but was recently changed to Douglas Park as the proposed plan evolved.

### ***What does the name Douglas Park refer to?***

Long Beach is defined by its neighborhoods and its neighborhood identities. The name "Douglas Park" is a historic reference to the site's original owner and developer, Donald Douglas, president of the Douglas Aircraft Company. It also honors the Douglas Plant, which played an instrumental role in the Allies' victory in World War II, and later in the evolution of aircraft manufacturing in Long Beach. The Douglas Plant became the McDonnell Douglas Plant in 1967, and in 1997 The Boeing Company bought McDonnell Douglas Aircraft, and it became the Boeing Plant.

Lastly, the name is also meant to conjure images of some of Long Beach's other great neighborhoods, such as Bluff Park, Carroll Park, Cal Heights, Bixby Knolls, Belmont Heights and Belmont Shore, and to create and foster a new identity for the mixed-use project.

### ***Why is Boeing asking for a Development Agreement?***

The Boeing Company, through its real estate asset management subsidiary, Boeing Realty Company (BRC), is requesting a Development Agreement with the City because Douglas Park is expected to take up to 20 years to be fully implemented. BRC has requested a Development Agreement in order to provide assurances that the City will not mandate new development standards on the project once it has received full project approvals. In return, Boeing has agreed to provide the City with additional benefits that it would not be able to require if Boeing were not seeking a Development Agreement.

### ***Who owns the property?***

The 261-acre site (of which 238 acres are within the City of Long Beach, with the remaining 23 acres in the City of Lakewood) is owned by McDonnell-Douglas Corporation, a wholly owned subsidiary of The Boeing Company. Boeing Realty Corporation (BRC), also a wholly owned subsidiary of The Boeing Company, is charged with securing regulatory approvals for the site. BRC will also prepare the site for development by grading building pads, building roads and installing utilities.

***Is it true that Boeing will not be the developer of buildings and homes on the site?***

Boeing Realty Corporation (BRC) will be the site's Master Developer (i.e., preparing building pads, building streets and constructing infrastructure) and will provide continuing oversight of the site's build-out to ensure conformance with the development standards created in partnership with the City. Boeing intends to sell the commercial, retail and residential lots on the site to individual commercial developers and homebuilding companies.

***Why is Boeing seeking a mixed-use project? Why do they need residential?***

From the initiation of planning for the parcel, the City has expressed to Boeing a desire to have a high number of quality jobs created by the new development on the site. To achieve this objective, Douglas Park is proposed as a "mixed-use" community, incorporating a proposed 3.3 million square feet of commercial space (including office, research and development, and light industrial space), 200,000 square feet of retail, up to 400 hotel rooms, a maximum of 1,400 residential units, and 11 acres of parks. By including residential uses, the mixed-use concept is expected to create an environment that will be more attractive to the kind of companies that offer high quality jobs.

***Why is City staff willing to support residential development so close to the Long Beach Municipal Airport?***

As the Douglas Park Environmental Impact Report points out, there are thousands of established homes within the same distance of the airport as the proposed homes in Douglas Park. In addition, multiple agencies provide regulations and/or guidance related to noise, safety and height for developing residential land uses near airports, including the Federal Aviation Administration (FAA), Los Angeles County Airport Land Use Commission, Caltrans Division of Aeronautics, the California Department of Health Services and the City of Long Beach. The proposed residential development in the Douglas Park plan meets or exceeds all of the regulations from each of these agencies. In addition, owners will sign an acknowledgement covenant as well as an aviation easement relinquishing their right to bring a cause of action for airport noise or overflights.

***What is PD-32?***

PD-32 stands for Planned Development District #32, and is the proposed new zoning district specifically created for the Douglas Park site. A PD may be established to allow flexible, comprehensive development plans to be prepared for areas of the City that may benefit from formal recognition of unique or special land use characteristics. A PD also allows the City to implement special design policies and standards not otherwise possible under conventional zoning district regulations. Typical reasons for creating a PD includes permitting a compatible mix of land uses, allowing for planned commercial areas and business parks, and

encouraging a variety of housing styles and densities. In order to qualify for a PD, a property or site must contain at least five acres and must have direct access to a public street.

A PD also allows the City to implement comprehensive development standards to regulate development of the site, ranging from the location of specific uses, to setbacks of buildings from streets to the width of sidewalks. Because of the unique characteristics of the mixed-use concept, Boeing requested a PD as the best zoning methodology for the site.